

August 15, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0315

Calvary Baptist Church

Bermuda Magisterial District
East line of Jefferson Davis Highway

REQUEST: Conditional Use Planned Development to permit a computer-controlled, variable message electronic sign.

PROPOSED LAND USE:

A computer-controlled, variable message, electronic sign, incorporated into a freestanding sign, is planned.

RECOMMENDATION

Recommend approval for the following reason:

The proposed computer-controlled, variable message, electronic sign, with the recommended condition, conforms to the Zoning Ordinance and adopted policy for such signs.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

CONDITION

In addition to Ordinance requirements, any computer-controlled, variable message, electronic sign shall conform to the following standards:

- a. The sign shall not be visible from property to the south and east which is zoned Residential. If visible, the sign shall be located a minimum of 1,000 feet from such properties;

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- b. Copy shall be limited to a maximum of two (2) lines which shall not move, but may fade;
- c. The copy display color shall either be white or yellow;
- d. The message or display shall be programmed or sequenced to change no more than once every ten (10) seconds;
- e. Flashing and traveling messages shall be prohibited; and
- f. Bijou lighting and animation effects shall be prohibited. (P)

GENERAL INFORMATION

Location:

East line of Jefferson Davis Highway, across from Jackson Street. Tax ID 799-630-7246, 7351 and 9459. (Sheet 41).

Existing Zoning:

C-3 and R-7

Size:

2.4 acres

Existing Land Use:

Public/semi-public (church)

Adjacent Zoning and Land Use:

North and West – C-3; Commercial or vacant
South - C-5 and R-7; Commercial, single family residential or vacant
East - R-7; Single family residential or vacant

UTILITIES

Public Water and Wastewater Systems:

The existing commercial structure on the request site is connected to the public water and wastewater systems. While installation of the proposed sign will not impact the required use of the public water and wastewater systems, the applicant is cautioned that the proposed sign must not be placed so as to conflict with the existing water and wastewater lines, or their easements, on this site.

ENVIRONMENTAL AND PUBLIC FACILITIES

This amendment will have no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern Jefferson Davis Corridor Plan which designates the request property as part of a Community commercial/Mixed Use Corridor where community-scale commercial uses, service and office uses that serve community-wide trade areas and residential uses of various types and densities are may appropriate.

Area Development Trends:

The area is characterized by a mixture of commercial uses and vacant properties with residential development to the south and east. The Plan anticipates this area developing for commercial and office uses with residential uses permitted as part of a larger planned development.

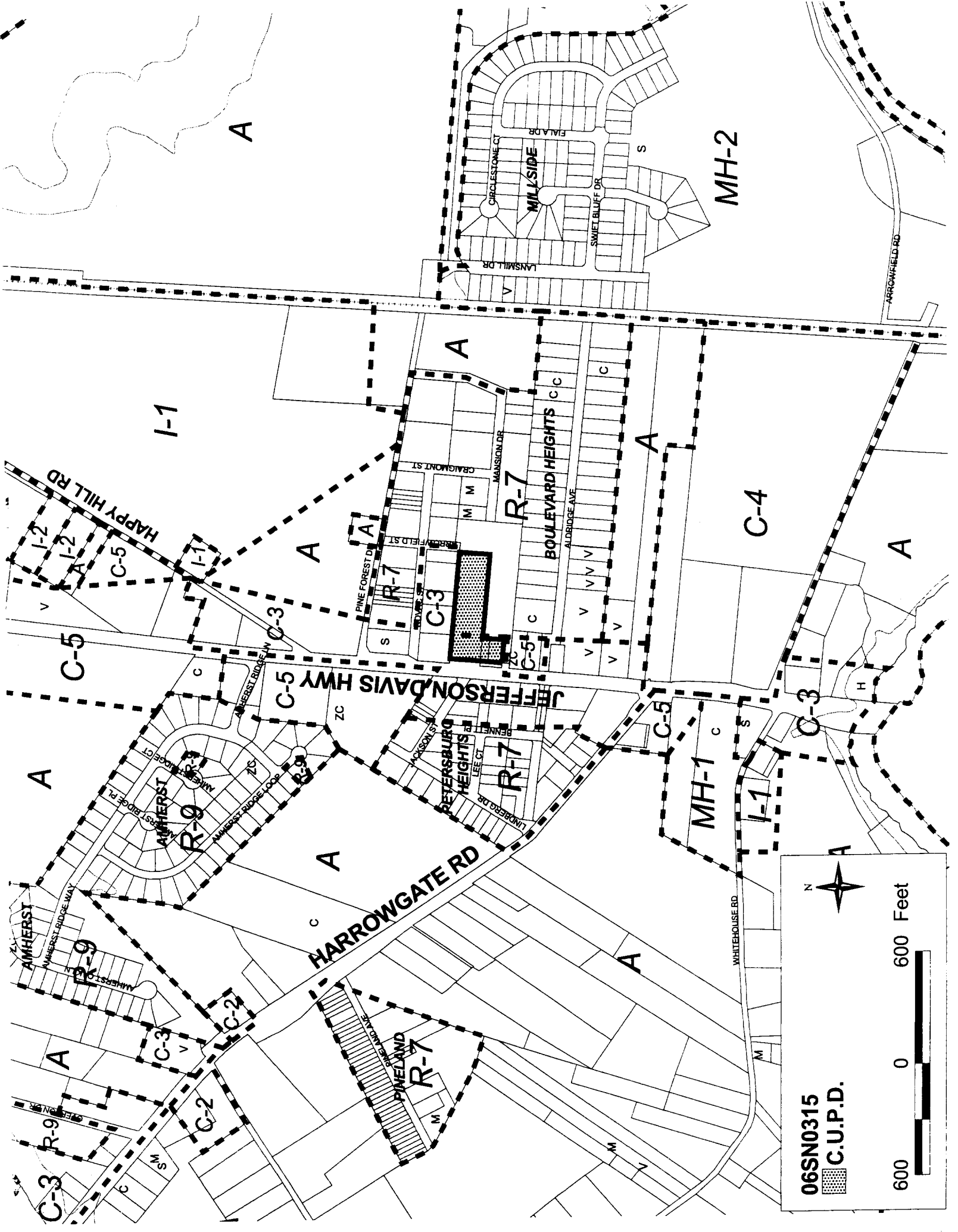
Sign Design:

The applicant plans to incorporate a computer-controlled, variable message electronic sign into a proposed freestanding sign. The proposed sign and computer-controlled, variable message electronic sign would comply with the requirements of the Zoning Ordinance and the adopted policy regarding such signs, with imposition of the recommended condition. The current Ordinance would allow a freestanding sign 62.5 square feet in area (including changeable copy) at a height of fifteen (15) feet.

CONCLUSION

The proposed computer-controlled, variable message, electronic sign, with the recommended condition, conforms to the Zoning Ordinance and adopted policy for such signs.

Given these considerations, approval of this request is recommended.



06SN0315

C.U.P.D.

600 0 600 Feet

